

MCDOH Property Transfer Inspection Recommendations:

For homes with individual sewage disposal systems and private well drinking water.

The following list contains recommendations **only** and is not intended to be all-inclusive. This list should be used as a reference. Your contractor may perform additional and/or alternative tests in the assessment of an existing sewage disposal system.

1. Inspect Septic Tank(s)

Check the following:

- A. The level of liquid in the tank(s).
- B. Inlet and outlet baffles to make certain that they are intact and not plugged.
- C. The physical condition of the tank.

NOTE: Steel tanks – Although steel tanks are not allowed for new construction, MCDOH does not require replacement with a concrete tank if the steel one is in acceptable condition and functioning properly.

2. Inspect System Distribution Box

Check the following:

- A. The level of liquid in the box.
- B. The distribution of effluent occurs equally.
- C. The physical condition of the box.

3. Inspect the Internal Plumbing

Check the following:

- A. Laundry waste is connected to the septic tank.
- B. Sump discharges away from the septic system.
- C. Plumbing fixtures drain properly (i.e. toilets flush).

4. Check for Sewage Overflows and/or Discharges

- A. Actual overflow or evidence of previous overflow.
- B. "Cheater" pipe which discharges to a stream or roadside ditch.

5. Is the house currently occupied?

- A. The system's operating condition cannot be determined if the house has been unoccupied.
- B. The number of current residents or daily average sewage flow.

6. Is there a current complaint on file with MCDOH?

7. Sample well water for coliform bacterial, lead, and nitrates.

8. Check existing water system components to ensure proper working conditions.